

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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**Official Eligibility Determination
(OAHP use only)**

OAHP1403

Rev. 9/98

Date _____ Initials _____

- ☐ Determined Eligible – National Register
☐ Determined Not Eligible – National Register
☐ Determined Eligible – State Register
☐ Determine Not Eligible – State Register
☐ Need Data
☐ Contributes to eligible National Register District
☐ Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5SM.1775**
 2. Temporary resource number: **N/A**
 3. County: **San Miguel**
 4. City: **Telluride**
 5. Historic Building Name: **Cronkleton House, Ruggles House**
 6. Current Building Name: **Freidus House**
 7. Building Address: **310 N. Spruce Street**
 8. Owner Name and Address: **Bernice Ann Freidus
P. O. Box 3131
Telluride, CO 814353131**

Parcel number(s):

456536419006

44. National Register eligibility field assessment:
Local landmark eligibility field assessment:

Not Individually Eligible / Noncontributing to NHL D
Noncontributing With Qualifications

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NE ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **253220 mE** **4202533 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 4, Block 33**
 Addition: **Telluride Original Townsite** Year of addition: **1883**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **2549 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Wood Roof / Shingle Roof**
20. Special features: **Porch, Chimney**
21. General architectural description:
This residence is composed of an original (1891) 1½-story front gabled dwelling, with a large rear addition to the east elevation. The original portion measures 18½' N-S (across) by 26½' E-W (deep) with a 6' by 8' single-story shed-roofed extension to the west end of the south elevation. The house's exterior walls are clad with painted forest green horizontal wood siding, with painted cream yellow 1" by 4" corner boards. The roof is covered with wood shingles, and the eaves are boxed with painted cream yellow wood trim. A large stone fireplace chimney is located at the west end of the north elevation. A gable ornament appears in the facade's upper gable end on the west elevation. A non-historic stained brown wood-paneled door, with an oval-shaped upper sash light and with narrow sidelights, enters the south end of the facade from the open front porch. The porch measures six feet square and features a wood plank floor, an open wood railing with turned balusters, turned columns, and a gabled roof. South of the entry porch, much of the facade is covered by a non-historic elevated upper half story porch above a flagstone patio. This porch measures 15' N-S by 5' E-W, and features turned columns, and two open wood railings with turned balusters – one at ground level enclosing the flagstone patio, and the other enclosing the upper half story porch. A non-historic glass-in-wood-frame atrium door opens from the upper half story onto the elevated porch. A non-historic 1x1 horizontal sliding window, with a leaded glass transom light, penetrates the facade wall, overlooking the flagstone patio. A stained brown wood-paneled door, with one upper sash light, enters the north elevation of the addition from a shed-roofed porch. A painted cream yellow wood-paneled door, with one upper sash light, enters the addition's east elevation from a wood plank porch covered by a flat roof. This porch has painted cream yellow turned columns, a spindle frieze, and its roof serves as another upper half story porch accessed by a glass-in-wood-frame door.

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22. Architectural style: **No Defined Style**

Building type:

23. Landscape or special setting features:

This is the second house north of Galena Avenue on the east side of N. Spruce Street. A planted grass front yard and narrow side yards flank the residence. A spruce tree is in the front yard northwest of the house,

24. Associated buildings, features or objects:

Secondary Residence

A secondary residence is located adjacent to the alley at the rear of the property. This 1½-story dwelling measures 23' by 18', and rests on a painted green poured concrete foundation. The exterior walls are made of painted green board-and-batten, with 1" by 4" corner boards. A moderately-pitched gabled roof is covered with wood shingles, and the eaves are boxed with painted cream yellow wood trim. A skylight is on the north-facing roof slope. A gabled wall dormer, with a set of paired 1/1 double-hung sash windows, faces the alley on the east elevation. The north elevation is penetrated by two single-light windows. Single 1/1 double-hung sash windows penetrate the south and west elevations. A painted cream yellow wood-paneled door, with one upper sash light, enters the dwelling at ground level at the west end of the south elevation. A glass-in-wood-frame atrium door opens onto a small balcony from the upper half story on the south elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1890-1891**
Source of information: **Sanborn Insurance maps; San Miguel County Assessor records**

26. Architect: Original: **John Ruggles (possibly)**
Addition: **Brad Hatcher**
Source of information: Original: **N/A**
Addition: **Town of Telluride Building Permit #932524**

27. Builder: Original: **John Ruggles (possibly)**
Addition: **Keystone Construction**
Source of information: Original: **N/A**
Addition: **Town of Telluride Building Permit #932524**

28. Original owner: **Seth B. Cronkleton (probably)**
Source of information: **Telluride *Daily Journal* articles**

29. Construction history:

Sanborn Insurance maps and San Miguel County Assessor records reveal that the original portion of this house was built in 1890-1891. The original house is depicted on the October 1890 Sanborn map with the notation "B. C." indicating it was then under construction. The rear addition was constructed in 1993. John M. Ruggles, a carpenter and building contractor, is listed as the dwelling's resident in the 1900 census, and he may, in fact, have been its builder. It is unclear, however, whether or not Ruggles was yet a Telluride resident at the time of the dwelling's construction.

30. Original location: ☒ Moved: Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic / Single Dwelling
32. Intermediate use(s): Domestic / Single Dwelling
33. Current use(s): Domestic / Single Dwelling
34. Site type(s): Single Family Residence

35. Historical background:

Sanborn Insurance maps and San Miguel County Assessor records reveal that this house was built in 1890. Seth B. and Mary Cronkleton, and their daughter Adele, were probably the home's first residents between 1890 and 1896, when they moved into a new house next door at 302 N. Spruce Street. (For further information on the Cronkleton family please see the inventory form for that address (5SM.1776.)

U. S. census records indicate that in 1900 this property was the home of John M. and Estella Ruggles (Ruggless?). John M. Ruggles was born in Indiana in August of 1866, and came to Telluride sometime prior to 1896. His wife, Estella "Stella" (maiden name unknown), was also born in Indiana, in June of 1869. They were married in 1891, and had one child, a daughter named Laura Edith who was born in February 1898. John Ruggles was a prominent Telluride carpenter and building contractor, from at least the mid-1890s through the late 1910s. He was involved in the construction of numerous Telluride buildings during that time period, and may, in fact, have built this house. It is unclear, however, whether or not he was yet a Telluride resident at the time of the house's construction. Mr. Ruggles lost his sight in one eye during the summer of 1903, when he was injured during a construction project, as reported by the Telluride *Daily Journal* on July 27, 1903:

John Ruggless, [*sic*] the carpenter, whose eyes were injured five weeks ago by hot tar splashing into them, went to Denver yesterday to receive treatment. He has suffered intensely and has probably lost the sight of one eye.

Subsequent articles in the *Journal* followed Mr. Ruggles' treatment in Denver and eventual return to Telluride where he continued to work as a building contractor for many years. The Ruggles family moved to Vancouver, Washington in the late 1910s where John continued to work as a carpenter and building contractor.

In more recent years, this property was owned by John and Jeanne Janicke in the 1980s, followed by Bernice Ann Freidus from 1990 to the present.

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

Telluride *Daily Journal*, July 27, 1903, p. 2.

Telluride *Daily Journal*, August 5, 1903, p. 2.

"Former Tellurideites Now in Northwest." Telluride *Daily Journal*, March 14, 1922, p. 1.

San Miguel County Assessor Data Site." <http://sanmiguel.valuwest.net>

San Miguel County Property Appraisal Record.

Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.

Simmons, Laurie and Christine Whitacre. Historic Building Inventory Record, May 1986.

Telluride Historical Museum. www.telluridemuseum.org

Town of Telluride Building Department building permit files.

U. S. Census Records.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No ☒ Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

Telluride Standards for Designation:

7-505.A.1. The structure is representative of a unique historical social activity of an era

7-505.A.2. The structure dominates the neighborhood by virtue of its mass, architecture or location

7-505.A.3. The structure was an historically or architecturally important public building

7-505.A.4. The structure has a unique historical significance beyond a local level

7-505.A.5. The parcel was the site of an important historic event or activity

7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **N/A**

40. Period of significance: **N/A**

41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

This house is historically significant for its association with residential development in Telluride during the 1890s and early 1900s. It accrues additional significance because it was the home of John M. Ruggles, a prominent Telluride building contractor, at the turn of the twentieth century. The house is also architecturally notable for its angular front gabled plan which is representative of the period. Due to a loss of integrity, though, the property rates as a "noncontributing with qualifications" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This property displays a below average standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. The integrity of the historic dwelling has been compromised by a large rear addition, a non-historic two-story front porch, and altered doors and windows.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
Local landmark eligibility field assessment: **Noncontributing With Qualifications**
45. Is there National Register district potential? Yes ☒ No
- Discuss: **This property is located within the Telluride National Historic Landmark District.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A: ☒
46. If the building is in existing National Register district, is it: Contributing Noncontributing ☒ N/A:

VIII. RECORDING INFORMATION

- | | | | |
|---------------------------|---|---------------|---|
| 47. Photograph number(s): | CD #7, Images 268-270 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 49. Date(s): | August 8, 2011 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams
Timothy Wilder | | Telluride, CO 81435 |
| 51. Organization: | Cultural Resource Historians | | |
| 52. Address: | Dogwood Court
Fort Collins, CO 80525 | | |
| 53. Phone number(s): | (970) 493-5270 | | |

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Sketch Map



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Location Map

